



Sites in Reuse

Solitron Devices Superfund Site

1117 West Blue Heron Boulevard, Riviera Beach, Florida 33404



Site's leased 78,000 square foot warehouse (left); warehouse access from West Blue Heron Boulevard, which extends along the site's northern boundary (center); and facility parking lot located adjacent to the warehouse (right)

Site Size: approximately 8 acres

Site Reuses: commercial and light industrial warehouse space



INTRODUCTION

The reuse of the northern, four-acre portion of the eight-acre Solitron Devices Superfund site in Riviera Beach, Florida, illustrates how reuse planning can be integrated with a site's ongoing remediation, providing opportunities for economic development and generating community-wide benefits, including jobs and tax revenues.

For more than eight years, the site's existing facilities—a 78,000 square foot warehouse, parking lot, and paved entrance road—had lain idle, following previous site owner Solitron Devices' 1992 bankruptcy filing. In 2000, the National Land Company (NLC) purchased the northern portion of the site for \$419,000. Today, the site's warehouse has been renovated and landscaped and is leased at full capacity, with building tenants including a boat manufacturer and a self-storage facility.

Located in Riviera Beach, a city with approximately 30,000 residents situated within Palm Beach County in southeastern Florida, the Solitron Devices Superfund site is located in close proximity to local infrastructure and utilities, including public transit. The site is bordered to the north by West Heron Boulevard and residential neighborhoods and to the east and west by light industrial and commercial land uses. A warehouse currently occupied by several tenants, including FedEx, is situated on the southern portion of the site.

Between 1959 and 1992, several companies operated electronic manufacturing businesses at the site. Chlorinated solvents that discharged into city sewers during the manufacturing process led to contamination of the site's ground water. Manufacturing activities also damaged the site's warehouse facilities, corroding pipes, floor drains, and storage tanks.

EPA began investigating site conditions in 1997, culminating in the site's April 2004 Proposed Plan. The site's Proposed Plan remedy is estimated at \$4 million, with an eight-year timeframe that will focus on the cleanup of the site's ground water. The Record of Decision for the site is expected to be completed in late 2004.

LOOKING BACK, LOOKING FORWARD: THE REUSE PLANNING PROCESS

The reuse of the northern portion of the Solitron Devices Superfund site has been spurred by NLC's strong interest in potential economic opportunities at the site, as well as by active engagement by EPA, the Florida Department of Environmental Protection, and the City of Riviera Beach.

David Paladino, NLC's owner, credits the economic opportunities presented by the site, along with the support provided by EPA and local and state government agencies, as the strongest factors in his company's decision to purchase and reuse the four-acre property. The company recognized the site's significant market advantages, including its location and existing infrastructure and facilities, and contacted EPA to determine the site's status and availability for use.

The National Land Company worked closely with EPA and the Florida Department of Environmental Protection to address the company's liability concerns. At the same time, NLC indicated that the company's planned warehousing activities would not limit EPA's site access or planned ground water remediation. As a result, EPA and NLC signed a Prospective Purchaser Agreement in September 1999 that enabled NLC to purchase the northern, four-acre portion of the Solitron Devices Superfund site in 2000 for \$419,000.

The reuse of the northern portion of the Solitron Devices Superfund site also helped meet the needs of EPA and the City of Riviera Beach. For EPA, the sale of the property generated funds to help pay for the site's remediation. The property's reuse is providing new jobs and tax revenues for the City of Riviera Beach.

Looking back, Paladino emphasizes that the reuse of the northern portion of the site simply made sense to all parties involved. "I would do nothing differently," he said, "and I could not have asked for a more cooperative group of people to work with throughout this process."

Given the high demand for land in southeastern Florida, and the fact that EPA's site investigations indicated that the site's reuse could be integrated with the site's remediation, all parties clearly recognized the social, economic, and environmental opportunities presented by the reuse and remediation of the Solitron Devices Superfund site. As Kathleen West, EPA's attorney for the site, indicated, "EPA is dedicated to facilitating the reuse of contaminated property. If site conditions allow for redevelopment during or following the site's remediation, we'll work with interested parties to make it happen."



Northeastern corner of NLC's leased 78,000 square foot warehouse

Site History and Reuse Timeline

- **1959-1992:** Electronic manufacturing operations contaminate site ground water with chlorinated solvents
- **1992-2000:** northern, four-acre portion of eight-acre Solitron Devices site lies vacant
- **1997:** EPA begins site investigations
- **September 1999:** EPA signs a Prospective Purchaser Agreement with the National Land Company (NLC)
- **2000:** NLC purchases northern portion of the site for \$419,000
- **April 2004:** EPA develops remedial action plan to address site's contaminated ground water plume

FOR MORE INFORMATION, PLEASE CONTACT:

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